

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
DECEMBER 7, 2023  
6:30 P.M.

**CALL TO ORDER:**

The December 7, 2023 Stratford Borough Agenda Meeting/Redevelopment Workshop.

**PLEDGE OF ALLEGIANCE AND PRAYER:**

**STATEMENT OF ADVERTISEMENT:**

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

**ROLL CALL:**

MAYOR JOSH KEENAN	DONNA PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT STEPHEN GANDY	CRAIG REILLY, BOROUGH ENGINEER
COUNCILMAN JAMES KELLY	RON MORELLO, POLICE/OEM COORDINATOR
COUNCILWOMAN LINDA HALL	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILWOMAN TINA LOMANNO	BILL BRAY, BOROUGH CLERK
COUNCILMAN PATRICK GILLIGAN	
COUNCILMAN MICHAEL TOLOMEO	

**SPECIAL PRESENTATION**

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:** *(5 min per person)*

Motion to go to open public portion on agenda items only:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**POLICE/ OEM REPORT:**

**ENGINEER REPORT:**

**APPROVAL OF MINUTES:**

NOVEMBER 9, 2023 AGENDA MEETING  
NOVEMBER 9 2023 EXECUTIVE SESSION MEETING  
NOVEMBER 14, 2023 REGULAR MEETING

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**OLD BUSINESS:**

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 23-11	AN ORDINANCE AMENDING APPENDIX TO CHAPTER 2.12 ENTITLED "POLICE DEPARTMENT RULES AND REGULATIONS" (Dec. 27 @ 1 p.m.)

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
DECEMBER 7, 2023  
6:30 P.M.

ORD. 23-12            AN ORDINANCE TO ADOPT BERLIN ROAD REDEVELOPMENT PLAN

**NEW BUSINESS:**

REPORT #2            UPCOMING INTRODUCTION OF ORDINANCES  
ORD. 23-13            REVISED 2023 SALARY ORDINANCE  
ORD. 23-14            SEWER REPAIR BOND ORDINANCE

**RESOLUTIONS:**

RESOLUTIONS 23:168 THROUGH 23:162 WILL BE DONE AS A CONSENT AGENDA - Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.  
RES. 23-168            AUTHORIZE SSA WITH MT. EPHRAIM – ELECTRICAL SUBCODE OFFICIAL  
RES. 23-169            APPOINT SUBSTITUTE CROSSING GUARD – STAINES/JOHNSON  
RES. 23-170            AUTHORIZE CANCELLATION OF TAX OVERPAYMENTS OR DELINQUENCIES LESS THAN \$10  
RES. 23-171            APPOINT MEMBER TO BOARD OF PARKS COMMISSION – READ  
RES. 23-172            AUTHORIZE REFUND OF TAX OVERPAYMENT  
RES. 23-173            APPOINT SCHOOL SAFETY GUARD – OSCIAK  
RES. 23-174            AUTHORIZE APPLICATION FOR ACCREDITATION FUNDING GRANT FROM NJACOP  
RES. 23-175            AWARD CONTRACT FOR PARKING LOT STRIPING  
RES. 23-176            AUTHORIZE CANCELLATION OF PROPERTY MAINTENANCE CHARGE  
RES. 23-177            AWARD CONTRACT FOR ADA ACCESSIBLE BATHROOM IMPROVEMENTS  
RES. 23-178            APPOINT DUTY CREW MEMBER – VOHRINGER/BOYLE  
RES. 23-179            AUTHORIZE 2024 AMERICAN RESCUE PLAN FIREFIGHTER GRANT APPLICATION

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**BUSINESS LICENSE:** Prime Dental, 212 North White Horse Pike

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:** (5 min per person)

Motion to open the meeting to the public for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close the public portion for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**ADJOURN:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**RESOLUTION 23:168**

**AUTHORIZE SHARED SERVICE AGREEMENT FOR ELECTRICAL SUB-CODE OFFICIAL  
WITH THE BOROUGH OF MOUNT EPHRAIM**

**WHEREAS**, the Borough of Mount Ephraim is in need of services of a licensed Electrical Sub-Code Official in order to perform Electrical Sub-Code Official duties pursuant to the Uniform Construction Code Act; and

**WHEREAS**, the Borough of Stratford is able to provide this service to the Borough of Mount Ephraim; and

**WHEREAS**, in accordance with NJAC 5:23-4.6(b)(2) the term of any such agreement shall be four years; and

**WHEREAS**, the terms of the agreement shall be from January 1, 2024 to December 31, 2027.

**NOW THEREFORE BE IT RESOLVED** by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Stratford and the Borough of Mount Ephraim for the service of Electrical Sub-Code Official for the term of January 1, 2024 to December 31, 2027.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 23:169**  
**APPOINTMENT OF CROSSING GUARD**

**WHEREAS**, the Mayor & Borough Council of the Borough of Stratford finds that for the health, safety and welfare of the citizens of the Municipality, that the appointment of Crossing Guards to serve school crossing and other functions that Crossing Guards may serve in accordance with 40A:14-146.14 & 40A:9-154.1

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor & Borough Council of the Borough of Stratford to appoint:

William E. Staines – Substitute Crossing Guard, effective 12/7/23, \$21.12 per shift; \$42.24 per day

Nicole Johnson – Substitute Crossing Guard effective 12/7/23, \$21.12 per shift; \$42.24 per day

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

**BILL BRAY, RMC**  
**BOROUGH CLERK**

**RESOLUTION 23:170**

**AUTHORIZING THE CANCELLATION OF TAX OVERPAYMENTS  
OR DELINQUENT AMOUNTS LESS THAN \$10.00**

**WHEREAS**, N.J.S.A. 40A:5-17 allows for the cancellation of property tax refunds or delinquent amounts in the amounts of less than \$10.00; and;

**WHEREAS**, the governing body may authorize a municipal employee chosen by said body to process, without further action on their part, any cancellation of property tax refunds or delinquencies of less than \$10.00.;

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, hereby authorize the Tax Collector, Robin Sarlo, to cancel said tax amounts as deemed necessary.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on December 7, 2023.

---

**BILL BRAY, RMC  
BOROUGH CLERK**

**RESOLUTION 23-171**  
**APPOINTMENT OF BOARD OF PARKS COMMISSIONERS**

**WHEREAS**, there is a vacancy on the Board of Parks Commissioners; and

**WHEREAS**, the Mayor of Stratford Borough is empowered to appoint members to the Board of Parks Commissioners with the consent of Borough Council of the Borough of Stratford; and

**WHEREAS**, The Mayor nominates Nichole Read to fill an unexpired term that will expire on December 31, 2027.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stratford, County of Camden, New Jersey that Nichole Read is hereby appointed to the Board of Parks Commissioners for an unexpired term that will expire on December 31, 2027.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

**BILL BRAY, RMC**  
**BOROUGH CLERK**

**RESOLUTION 23:172**

**WHEREAS**, an overpayment has occurred in the Tax Collector's office for Block 53.01 Lot 3, 5 Sidney Lane., due to the owner' mortgage company, Corelogic and the property owner making the payment for 4<sup>th</sup> quarter added assessment tax.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, that the overpayment amount of \$6,994.61 be disbursed to the property owner's mortgage company, Corelogic.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 23:173**  
**APPOINTMENT OF SCHOOL SAFETY GUARD**

**WHEREAS**, the Mayor & Borough Council of the Borough of Stratford finds that for the health, safety and welfare of the citizens of the Municipality, that the appointment of Crossing Guards to serve school crossing and other functions that School Safety Guard may serve in accordance with 40A:14-146.14 & 40A:9-154.1

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor & Borough Council of the Borough of Stratford to appoint:

Gabrielle Osciak, School Safety Guard, effective 12/7/23, \$21.12 per shift; \$42.24 per day

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

BILL BRAY, RMC  
BOROUGH CLERK



**RESOLUTION 23:174**

**APPROVING APPLICATION FOR FY23-24 NEW JERSEY STATE ASSOCIATION OF CHIEFS OF POLICE - POLICE ACCREDITATION COMMISSION FUNDING GRANT**

**WHEREAS**, the Borough of Stratford Police Department will apply for the FY23-24 New Jersey State Association of Chiefs of Police - Police Accreditation Commission Funding Grant; and

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council is supportive of the Stratford Police Department's application for the FY23-24 New Jersey State Association of Chiefs of Police - Police Accreditation Commission Funding Grant.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

**BILL BRAY, RMC**  
**BOROUGH CLERK**

**RESOLUTION 23:175**  
**AWARD ADA IMPROVEMENTS TO STRATFORD MUNICIPAL COMPLEX**  
**AND SENIOR CENTER HANDICAP PARKING LOT STRIPING**

**WHEREAS**, the Borough of Stratford has received quotes for ADA Improvements to Stratford Municipal Complex and Senior Center Handicap Parking Lot Striping project on October, 2023; and

**WHEREAS**, the lowest quote is from Straight Edge Striping LLC of Middlesex, NJ in the amount of \$1,150.00; and

**WHEREAS**, the Borough Engineer has reviewed the quotes and consulted with the Municipal CFO and has concluded to recommend the award to the low quote; and

**WHEREAS**, the award of said contract is contingent upon the approval of the Borough Solicitor's review; and

**NOW, THEREFORE, BE IT RESOLVED**, to authorize the award a contract for ADA Improvements to Stratford Municipal Complex and Senior Center Handicap Parking Lot Striping, to Straight Edge Striping LLC of Middlesex, NJ in the amount of \$1,150.00.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$1,150.00 in the following Grant Account G-02-XX-890-000-000, entitled 2022 CDBG – ADA Improvements.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

**BILL BRAY, RMC**  
**BOROUGH CLERK**

**RESOLUTION 23:176**

**AUTHORIZING THE CANCELLATION OF A  
PROPERTY MAINTENANCE CHARGE**

**WHEREAS**, there exists a 2019 property maintenance charge assessed to block 53.01 lot 52, 110 Berlin Road, in the amount of \$262.54; and;

**WHEREAS**, the property was sold and the charge was not collected at settlement;

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, hereby authorize the Tax Collector, Robin Sarlo, to cancel said property maintenance charge.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on December 7, 2023.

---

**BILL BRAY, RMC  
BOROUGH CLERK**

**RESOLUTION 23:177**  
**AWARD ADA IMPROVEMENTS TO COMMUNITY CENTER BATHROOMS**

**WHEREAS**, the Borough of Stratford has received quotes for ADA Improvements to Community Center Bathrooms project on August 11, 2023; and

**WHEREAS**, the lowest quote is from Kavi Construction, LLC of Berlin, NJ in the amount of \$20,375.00; and

**WHEREAS**, the Borough Engineer has reviewed the quotes and consulted with the Municipal CFO and has concluded to recommend the award to the low quote; and

**WHEREAS**, the award of said contract is contingent upon the approval of the Borough Solicitor's review; and

**NOW, THEREFORE, BE IT RESOLVED**, to authorize the award a contract for ADA Improvements to the Community Center Bathrooms, to Kavi Construction, LLC of Berlin, NJ, in the amount of \$20,375.00.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$20,375.00 in the following Grant Account G-02-XX-890-000-000, entitled 2022 CDBG – ADA Improvements.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 23:178  
APPOINT DUTY CREW MEMBERS**

**WHEREAS**, the Federal Emergency Management Agency awarded to the Borough of Stratford a grant under its Staffing Adequate Fire and Emergency Response (SAFER) Program, EMW-2021-FF-01599 in the amount of \$479,662.00; and

**WHEREAS**, the Borough of Stratford Fire Department has a need for fire fighters to provide fire and emergency response services between the hours of 8 a.m. and 2 p.m., Monday through Friday;

**WHEREAS**, the part-time duty crew will receive compensation of \$72 per shift stipend, not to exceed 5 shifts per week.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to approve the following appointments of Duty Crew members effective November 24, 2023.

Edward M. Boyle  
Ryan C. Vohringer

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

---

BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 23:179**  
**AUTHORIZE APPLICATION FOR AMERICAN RESCUE PLAN FIREFIGHTER**  
**GRANT FOR FISCAL YEAR 2024**

**WHEREAS**, the Stratford Borough desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for \$72,651.00 to carry out a project to fund the acquisition of seven (7) SCBAs (air packs).

**BE IT THEREFORE RESOLVED**, that the Stratford Borough does hereby authorize the application for such a grant; and, recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Stratford Borough and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
Josh Keenan  
Mayor, Stratford Borough

\_\_\_\_\_  
Bill Bray, RMC  
Stratford Borough Clerk

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 7, 2023.

\_\_\_\_\_  
BILL BRAY, RMC  
BOROUGH CLERK